

ASSEMBLY BILL

No. 672

Introduced by Assembly Member Honda

February 26, 1997

An act to add Section 798.62 to the Civil Code, relating to mobilehome parks.

LEGISLATIVE COUNSEL'S DIGEST

AB 672, as introduced, Honda. Mobilehome parks: mobilehome removal.

Existing law provides for the regulation of tenancies within a mobilehome park. Existing law prohibits the management of a mobilehome park from requiring the removal of a mobilehome from the park in the event of its sale to a third party during the term of the homeowner's rental agreement except when the mobilehome is in a significantly rundown condition or in disrepair, as determined by the general condition of the mobilehome and its acceptability to the health and safety of the occupants and to the public, exclusive of its age, as specified.

This bill would provide that the management may require removal whenever the mobilehome is in a significantly rundown condition, or is in such disrepair, as specified.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 798.62 is added to the Civil Code,
2 to read:
3 798.62. The management may require the removal of
4 a mobilehome from the park whenever it is in a
5 significantly rundown condition or in disrepair, as
6 determined by the general condition of the mobilehome
7 and its acceptability to the health and safety of the
8 occupants and to the public, exclusive of its age. The
9 management shall use reasonable discretion in
10 determining the general condition of the mobilehome
11 and its accessory structures. The management shall bear
12 the burden of demonstrating that the mobilehome is in
13 a significantly rundown condition or in disrepair. The
14 management shall not require repairs and improvements
15 to the park space or property owned by the management,
16 except for damage caused by the homeowner.

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